MORRISTOWN HOUSING AUTHORITY
BOARD OF COMMISSIONERS
29 Ann Street
Morristown, NJ 07960
Monday, July 24, 2017
Commencing at 6:00 P.M.

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TRANSCRIPT
RE: Regular Open Public Meeting       OF THE
PROCEEDINGS
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MEMBERS PRESENT:

MAUREEN DENMAN, Chairman
ANGEL VEGA, Vice-Chairman
MICHAEL CHERELLO, Commissioner
MIRIAM BANKS, Commissioner
MICHAEL SCHMIDT, Commissioner

ALSO PRESENT:

ROY ROGERS, Executive Director
LIZETH TAVERAS, Administrative Specialist
JEAN WASHINGTON, Accounts Manager
DOUGLAS PRIESTER, Operations Manager
DARLINGTON POUNDER, Senior Mechanic
HILIARI B. DAVIS, Council Liaison

APPEARANCES:

JOSEPH MANFREDI & ASSOCIATES, P.C.
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Hoboken, New Jersey 07030
BY: JOSEPH MANFREDI, ESQ.
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REPORTED BY BETH A. BENSON, Certified Court Reporter

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CHAIRPERSON DENMAN: Good evening. I'm Maureen Denman, chair of the Board of Commissioners of the Morristown Housing Authority and presiding officer at this meeting do hereby state it is now 6:04 in the evening of July 24, 2017, and we are convening at 29 Ann Street, Morristown, New Jersey. And do hereby announce publicly that proper notice of this regular meeting has been provided in accordance with the New Jersey Open Public Meetings Act.

Roll call, please.

(Whereupon, roll call was taken with all members noted being present.)

CHAIRPERSON DENMAN: Stand for the pledge of allegiance, please.

(Flag was saluted.)

CHAIRPERSON DENMAN: Any members of the public wishing to make a statement, please come forward, state your name and address, and speak into the microphone, please.

MS. COTTON: Tawana Cotton, resident of Manahan Village. I just want to say that I really was thankful to have an opportunity to come and meet with the other residents for the resident advisory board. I thought it was very
beneficial to be in that meeting and just to hear the needs of other residents as well as Manahan Village. So I was there to speak on behalf of Manahan Village and also meet some of the seniors from the other two buildings. Unfortunately no one came from Ann Street. But it seemed that we had a lot of similar concerns basically about the properties, and when the inspection happens, repairs are being done.

And I just want to say that I know that the residents of Manahan Village feel like months can go by before repairs are done, I mean critical repairs. Like for instance, just to give an example, a resident on Flagler, the way their unit is, you walk out and there's stairs and a railing, and you can clearly see where it's moving. So that's something I believe that when the state came in to inspect they made a notation on that.

So I did bring up that issue, there were concerns about the timelines of repairs being done. And it would be nice if when they come in to inspect -- I don't know how soon the maintenance department gets the repair order, I know we get them emailed to us, and six months
go by, the tenants tend to panic, and they call
to put the orders in. So I did have a question
as far as if I were to call let's say about my
intercom system that hasn't been working for
three years, I've called in the past about it,
it would be nice if when the order went in we
could actually get a copy of the order or
something, because it is something we don't
really remember the exact date, but we know six
months ago or a year ago, we have to call back.
So residents were concerned to know how these
things are monitored. If an order goes six
months or a year and it's not taken care of,
like the repair to my -- the button, the buzzer,
on the intercom. So I had to physically go out
of my apartment to open the door, and I had to
do that while she was little. And that was a
real big concern. It's still not repaired.
So I guess my concern is, the timeline
of repairs getting fixed, and who checks on
that. I know residents were concerned when they
had the backing up of the lines, so I guess
monthly the lines are supposed to be cleared,
that doesn't always happen, and some residents
actually experience the sewer come up in their
tub, and overflowing their toilet and things like that. So some residents also want to know about -- they're just concerned about the timeline and what's considered an emergency. What if I can't use my water, my sink is clogged, do I have -- if this happens on Friday do I have to wait until Monday because maintenance doesn't consider that an emergency. So residents really don't know what the maintenance department considers as an emergency.

And the residents are also -- they really want to have a better relationship with administration, maintenance, because it does feel hostile. And I think what the administration doesn't realize is that this is a job for them, so at 4:30 they go home and they don't have to deal with it anymore, but as a resident and you have to live through that and you feel like your needs aren't -- your concerns aren't taken seriously, it becomes a problem.

So when they call, they're probably a little angry or a little rude, and I'm not saying that the staff will take anything, because no one should take anything from a
resident like being rude or disrespectful, but it would be nice if we were on the road to repairing these relationships so that the tenants feel like they're being respected, not looked at as, oh, you only pay a little bit for your rent. It would be nice if we can figure out how to repair that.

And I have other things to say but I'll let someone else go.

COMMISSIONER VEGA: Thank you, Tawana.

CHAIRPERSON DENMAN: It's unfortunate, Sonny just walked in, but actually we had a meeting a week and a half ago, Tawana had some questions relative to the criteria, what deems an emergency call in the maintenance department. And I know you've got an overview of what's considered an emergency and what can wait until eight a.m. Would you like to come up and share with her? And also where the residents can find this information.

MR. POUNDER: All the residents were furnished with -- my name is Darlington Pounder, I'm maintenance. All the residents were furnished with a memo sometime ago. And it said flood, no water, fire, electrical out. And I
mean when I say electricity out, I mean
electricity out in like the entire apartment,
not a bulb that blew out. But electricity and
stuff like that. Because maintenance was going
out for every little thing, and then the
director was complaining about the overtime and
saying this is not an emergency. So he put out
a memo to the residents stating what was an
emergency and what was not an emergency. Toilet
backed up, sink backed up, tub backed up, things
like that.

CHAIRPERSON DENMAN: So maybe if we --
Ms. Banks, who's on the resident advisory
committee, maybe find out what the residents
would like, would like quarterly updates, even
monthly communication. Not everybody has got a
computer. Whether it's just a flyer. I'm going
to be honest with you, I get a notice from the
town, if I read it once and throw it out, it's
like gone out of my mind. So maybe it's just
something we need to do on a regular basis so
the residents know.

Tawana, to the defense of the crew, the
maintenance crew, when they leave at four it's
not over. Every week somebody else is covering
a rotation. So there's somebody covering that
off shift rotation if there are emergency calls,
whether it's a toilet backed up or a plumbing
issue. There have been calls at two in the
morning and they get there, and they're told
it's an electric issue, and it's just a light
bulb. And I think it's just the nature of human
beings. Commissioner Banks and I were talking
about this earlier, improvement in communication
on both sides, the staff of the housing
authority and the residents, and opening the
lines of communication.

This is a new board. It's unfortunate
that our executive director has been absent for
nearly three months now. I do want to commend
Douglas Priester for the job he's been doing
standing in as acting director. But there's
only so much he's been trained to do, which is
unfortunate. And I just ask if you're out there
and you seem to have a good pulse on the
residents of Manahan Village, let them know they
can bring these concerns to the meeting. All of
our emails are listed, my phone number is
listed. If you call the office and you want to
speak to one of the board members, you'll get a
call back. We are looking to be a transparent board and being above board. Because we are here for the residents.

And I honestly believe that the maintenance crew is a good crew of guys. I can emphasize with them, their frustrations. One of the subcommittees is the personnel subcommittee, and we finally got the job descriptions, and we're going to look at that and we're going to look at if the current staff, the design of the current staff meets the needs of all the residents. I'm one person, I can't make that call by myself as a member of that committee. But I don't think currently it is, so maybe that needs to be modified. But change is coming, you can count on that.

Any other members of the public would like to get up?

MS. AUSTIN: My name is Melinda Austin, 29 Ann Street. I have been talking about the noise all night long, and it's still going, and nothing happens. All night long. I can't sleep. I only have one room. Boom, boom, boom, all night long. Ever since I have been there there's been noise.
MR. PRIESTER: Like I said, we addressed it a couple of times before, and there was no evidence of noise.

MS. AUSTIN: You should come there at night. You must think I'm bony.

MR. PRIESTER: No, when the police department and --

MS. AUSTIN: I'm going to tell you about the policeman, I called to report them, because they said they're not allowed to go in the man's house. And that book, boom, boom. Something wrong with them. I don't know if they're prejudiced or what. And I don't stand up here and tell a lie. You stay in my house and I go out, and you stay there at night, then you see what I'm talking about.

MR. PRIESTER: We will investigate it again. But when we do it 12 times and there's no evidence --

MS. AUSTIN: You say, oh, guess what you're saying, there was his --

MR. PRIESTER: The refrigerator or he had a breathing machine.

MS. AUSTIN: No, no, you just said that. You say it was oxygen machine. My
husband had oxygen machine, years ago, old oxygen machine. I'm asleep in the next room, he had one bedroom, I didn't hear this boomda, boomda, boomda, boom. And nowadays it's worse. The weekends are worse when nobody is here. Well, that's all I can do is address, nobody listening. I wonder if your mother would tell you that, would you believe her. Ain't nothing I can do, nothing, but stand there and listen to the noise, nothing. That's all I wanted to say.

CHAIRPERSON DENMAN: Thank you.

Perhaps we can look into the plausibility of some type of surveillance and see if we can't --

MS. AUSTIN: The only thing I don't understand, because in the book they wrote, respect your neighbor. But you don't respect me. I knocked on the wall. He told me Mr. Doug that he call up the police on me, for what? He don't have my TV. He never heard it. For what. Nothing. He did that only because I came knocking on his wall. I stay and take what he gave me in my apartment. I don't do nothing. I put ear plugs in my ears. And I got an infection in my ear from the ear plugs.

MR. PRIESTER: What happened, it was
just going back and forth. At one point Ms. Austin spoke to her neighbor, and the father was like if there was a noise disturbance just knock on my wall. But it got to a point when this family was there, and the son said that's not nice, come to the door.

MS. AUSTIN: I did not knock on the wall, I came to the door, and I came crying. And he stuck his finger and I took it. You know, if I wasn't a christian, you know what I would have did, right, if I weren't a christian. Somebody calling the police. I was just like that. There's nothing I can do. So -- nothing I can do. If you all don't do, I can't do.

COMMISSIONER CHERELLO: Madam chair, the last time we were going to get some noise sensors where we could tell what the decibel level was. We had talked, right, Doug, we had talked about that. We've had other complaints at other times. It probably wouldn't be a bad idea to have two or three on hand, that way we can -- because I think we have ten to 12 police reports that we pulled up where they say there's nothing. They come and they hear nothing. So if we can do that, I'm sure we can use them
someplace else at another time.

COMMISSIONER SCHMIDT: Or some
reasonable surveillance. That's the only way
there's going to be any evidence of it.

CHAIRPERSON DENMAN: Good idea, yes.

MS. HALE: My name is Andora Hale, I
live here at 29 Ann Street. I don't know if
this is directly directed to the housing
authority or just safety in Morristown, of
coming in late at night. If I come in like by
11:30, 12 o'clock, I've seen people just parked
out sitting in the front. Like you're afraid to
come in because you don't know if you're going
to get jumped or what they're going to do. I've
heard loud noises down here walking in with
people arguing. I've heard it if my window is
up. I've heard it at nighttime. I think it
might have something to do with younger people
are in this building. I don't know if they're
disabled or what. But it's just some activities
that are going on that normally -- I have been
here 14 going on 15 years, and it was always
quiet and respectable, now you hear loud
persons, just a lot of disrespect. And for the
seniors, it's not -- we're seniors, we're old
people, we have ailments, things that are wrong. This is enough with the construction, and the dust and everything else that adds to everything. But you shouldn't have to live here and then hear people cursing and arguing and -- and they're young, you can tell the voices, they're younger people.

CHAIRPERSON DENMAN: Do we have young people living here?

MR. PRIESTER: Disabled, they're over a certain age.

MS. HALE: Babies as well.

CHAIRPERSON DENMAN: Do we currently have any security cameras like we do at Early Street out front?

MR. PRIESTER: At the entrance door we do.

COMMISSIONER BANKS: Who monitors those?

MR. PRIESTER: They're in the office so any time we can monitor them.

MS. HALE: When you're coming in, like when I come from my daughter's, and they drop me off, or if I'm driving her car and coming in, I never was afraid to come in. But now it's just
like you're seeing certain cars out, or seeing
different -- I shouldn't stereotype people
walking in and out, but they're young, and they
just kind of look like unsavory type people.
Just you see too much on the news with someone
getting their pocketbooks snatched and all these
other little things that Morristown, we're not
used to that. And it just kind of makes me, you
know, you pass by someone and the hair rises on
your arm, you get that funny feeling, and you
don't recognize the face.

COMMISSIONER BANKS: Is there lighting
out here?

MR. PRIESTER: There is lighting but
it's dim.

MS. HALE: Sometimes at nighttime it's
just like really seems bright. But it's just a
fact if you scream or yell, no one is going to
hear you.

CHAIRPERSON DENMAN: Can we get the
camera recordings monitored to see --

MR. PRIESTER: We can do that, just
like get the police access to it.

COMMISSIONER BANKS: Can we find out
who was -- when was this?
MS. HALE: This was about the last week in June, and then actually I have my daughter's car, so I was coming in and out while she was away.

COMMISSIONER BANKS: Last month, any time this month?

MS. Hale 4th of July weekend.

COMMISSIONER BANKS: Can we look at it.

MR. PRIESTER: I think every 30 days it records over it.

COMMISSIONER CHERELLO: It's a 30-day cycle. But 4th of July --

MS. HALE: This one in June, there was a black car, it was two ladies, and I don't know who they were. I didn't recognize them. And they literally parked in front of the door. And they were there -- I went upstairs to my apartment, I forgot something, I came back down and went out to the car, they were still sitting there. I looked out the window, so at least a half hour they were just sitting there.

MR. PRIESTER: The cameras won't monitor the parking lot, they will the front entrance and the elevator. We might consider getting cameras for each floor.
CHAIRPERSON DENMAN: Were they parked in the fire lane out front?

MS. HALE: No, smack where the doors open here, smack in front of the doors.

COMMISSIONER BANKS: We have a camera right in front.

MS. HALE: It was a black car and two ladies.

COMMISSIONER BANKS: We will look at it. For July we will look at it.

MS. HALE: It's just -- I mean, normally old people don't come in that late. I'm old but I'm not that old. So it's just kind of frightening that you're not used to seeing that. You're always supposed to look over your shoulder.

CHAIRPERSON DENMAN: Are these new younger disabled residents? Are they new residents?

MR. PRIESTER: About six months.

CHAIRPERSON DENMAN: Maybe we should issue them a notice to be mindful of the fact that they are the minority in a population of mostly seniors, and that they need to be respectful of their surroundings. And if we
have to address it, we take it to the next
level, we will. There's no need for people to
be afraid to go into their own apartments.

MS. HALE: Also it was brought to my
attention, because I speak up, so they asked me
to say something. I don't like to get involved.
When it's safety involved you have to speak up.
Everyone can't fight for themselves.

CHAIRPERSON DENMAN: Sure.

MS. HALE: That's all I have to say.

COMMISSIONER VEGA: Thank you.

CHAIRPERSON DENMAN: Thank you. Any
other members of the public wish to address?

MS. URBINA: Hi, I live in building 14
on Clyde Potts and I want to know --

CHAIRPERSON DENMAN: State your name
for the record.

MS. URBINA: Nicola Urbina,
U-r-b-i-n-a, N-i-c-o-l-a. So they find us
parking spaces, and some of us have two cars,
but only one car get a sign, now we are getting
parking tickets for parking on the street. The
first one was a warning. I guess the office
would select what car they want to put the
warning on, what car they want to put the ticket
on. We're now getting tickets. It's a $54 ticket, so I want to know what are you guys doing about it. The time it takes me to be off from work to fight this ticket, explain to a judge that there's only one no parking sign and all the rest are removed, but that one no parking sign gives the officer authority to write us a ticket. How are you guys handling that issue?

MR. PRIESTER: Which street was it on?

MS. URBINA: Clyde Potts Drive, building 14.

COUNCILWOMAN DAVIS: I just want to say I had this issue with Ms. Urbina in front there. I know that the law mandates you can't park ten feet before the crosswalk, and a lot of people don't know that because they weren't enforcing that rule for quite awhile. But if this is an ongoing issue I have been instructed to have you all -- send your tickets and your issues to the mayor's office.

MS. URBINA: I was more than that, I was 25 feet by the park. I was nowhere in the crosswalk, I was all the way up. That's what I thought the ticket was for. So I took my camera
out, I'm 25 feet away from it.

COUNCILWOMAN DAVIS: I know it's a super inconvenience to have to address it, but if you can find out the number on there should let you know which officer issued it.

MS. URBINA: I know the officer. I just didn't understand why it was seven other cars and my car got the ticket.

COUNCILWOMAN DAVIS: I got a ticket, so --

CHAIRPERSON DENMAN: Let me understand it, there's only one spot that says no parking?

MS. URBINA: All rest of the no parking signs were removed and this one no parking sign is still left up.

CHAIRPERSON DENMAN: Do you know if that was intentionally or not, councilwoman?

COUNCILWOMAN DAVIS: I do know they removed some of the handicapped signs to allow for more space for residents to park. I really don't know about the town stuff. I'm going to meet with the police chief and the business administrator, and I'll bring that up in a meeting and be able to give you better information about that.
CHAIRPERSON DENMAN: Thank you.

MS. Urbina: Also my other problem, it's summertime, when I come in at night I have the kids outside my house drinking, they're partying, they're throwing their garbage in front of my apartment. I clean up the garbage on Saturday, by Sunday morning there are wrappers from the cigarettes, beer containers. I'm outside screaming out my window at 11, 12 o'clock at night, please turn your music off, get away from my window, get away from my back porch. It's a constant ongoing thing. You guys have cameras, they stole a mirror off of my car. That cost me $75 to replace the mirror. The officer told us it wasn't on the camera, and we were right in front of the cameras. I just got another car, you can see they took a key and scratched the whole side of my car. Like what are you guys doing to fix these issues? We see the cameras are up, the officers walk through, but this is like -- and they don't live in our area. I live in building 14, and two old people live at the end, me and the other person. The people hanging out in front of our apartments do not live in our building. They don't live in
our area. I have two boys, and they're not allowed outside past 10 o'clock, so --

COUNCILWOMAN DAVIS: This is something I'd like to address. But in defense of the housing authority, this is a police issue, and I think you're better suited to go to like a council meeting and address this. Because I think for me, it's a weird situation, because I'm also a resident, but I'm a council person, and I think sometimes maybe the administration thinks this is just my personal fight. It's not just my personal fight. But these are the complaints that I get regularly in the community. So if you come out to these council meetings, then I have a leg to stand on when I go to the administration and I say, listen, I need to see foot patrol all night. They're not going to tell me no, they're going to give me foot patrol. I was away for a month so I wasn't on top of the foot patrol, but I'll definitely be in communication with the police chief and get some foot patrol. I know last summer we had the same issue, and the foot patrol kind of reduced the amount of noise and melee that can happen when there's no police presence.
COMMISSIONER BANKS: I understand, because my car got keyed too. So I've learned not to holler out the window. I'll get on the phone and dial -- call the police, and try to encourage them loudly to do their job. And there are cameras. Every night on the weekends I look out my bedroom window and there's a whole party going on. And the majority of the people there don't even live there. So as part of the resident outreach committee that's one of the issues that we're going to be addressing.

MS. URBINA: And I call the cops, but let's face it, there's other things going on the cops have to take care of. If we can stop the people that don't live there from hanging out there, we don't have to calling the cops. Calling 911, there's no police dispatch at Morristown Police Station, you're calling county dispatch. And we have to be on the phone. There's other emergencies going on.

COMMISSIONER BANKS: Right. And I understand that. That's where we have to work together with the police department and the residents. Because the police department -- we got to work together. Maybe if more residents
will come to the town council meeting and they see this is not just one person or two people, we've got to work together, and that's the only way these people are going to stop being on the property and doing what they want to do. The residents have to get together. And we understand, I understand that it's kind of scary sometimes, because you don't know if your property is going to be damaged or whatever type of retaliation, but we got to start somewhere, and we got to start at the town council meeting.

MS. URBINA: Okay.

CHAIRPERSON DENMAN: Just Lizeth, you reviewed the camera with the police officer I believe.

MS. TAVERAS: No, they reviewed it. I don't review it with them. But now they have access, the access was granted to the police department.

CHAIRPERSON DENMAN: So that just happened last Friday.

MS. TAVERAS: Yes.

CHAIRPERSON DENMAN: Or Thursday. So maybe it's worth revisiting for your $75 mirror.

MS. URBINA: I just want you guys to be
able to do something. I can replace the mirror. The car is just a car, but like we live there. And there's older people living there that don't want to come out of their house at night, because you have all these people. And there are gang members too hanging out in front of our house, drinking in front of our house. When you say something to them they want to fight. It's kind of ridiculous. It's getting bad. So that's my concern.

CHAIRPERSON DENMAN: Thank you. Any other members of the public would like to address the board?

Okay. That concludes the first public comment.

Would somebody make a motion to approve the minutes of the June meeting?

COMMISSIONER BANKS: I will make a motion to approve the minutes.

CHAIRPERSON DENMAN: Thank you.

COMMISSIONER VEGA: I'll second it.

MS. TAVERAS: Roll call.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Executive report,
do we have an executive report?

MR. ROGERS: Yes. I apologize for being late. I got stuck in traffic. But I think Mr. Priester has been doing a good job. Vacancies are way down as I see. And the only thing I'm concerned about is some of the construction items are being delayed, such as the access, handicapped access to the Hispanic Center, the roof to the resident center, the air conditioner for the resident center, and the repointing of 31 Early Street. All those are important projects, and they should be out for engineering. And I followed the direction of the board, either this board or the previous board, to obtain legal quotes. And I would recommend that the board act on those because it is important. And I don't know how you can do one without knowing the cost of the others. Again, that's up to this board.

I also want to inform the board, as you know, I have been in and out of the hospital since May. Although it was not requested, I'm waiting for my doctor to provide me with a note to document my medical leave from June the 19th to July the 7th. In addition to my physical
ailments, I'm also suffering from work-related stress since I first reported wrongdoing to law enforcement. I'm still working with law enforcement, and as you know there's an active law enforcement investigation.

MR. MANFREDI: Excuse me, Madam Chair, if we are going to discuss a personnel matters I would just ask the director and the board to consider going into closed session since those matters are confidential.

MR. ROGERS: All right. Maybe we'll go in closed session.

MR. MANFREDI: Do you want to finish the report, Mr. Rogers, and then go in closed session later so we can move forward with the meeting if that's acceptable to the board?

CHAIRWOMAN DENMAN: Yes.

COMMISSIONER CHERELLO: Can we let Mr. Rogers finish his general report? But we have our accountants and our auditor here, so I think we should take them and let them go, so if Mr. Rogers can finish, then we can go in closed session.

CHAIRPERSON DENMAN: Yes, that's the plan.
MR. MANFREDI: Thank you, commissioner.

MR. ROGERS: I finished with my report.

The rest of it will be in closed session.

CHAIRPERSON DENMAN: So we can proceed.

No committee reports. Correct? And old business?

COMMISSIONER CHERELLO: Madam Chair, are we going to deal with them so they can leave?

CHAIRPERSON DENMAN: Yes. So I'll make a motion to have the auditors present --

MR. MANFREDI: What order do you want to do it in?

CHAIRPERSON DENMAN: Whoever wants to go first.

MR. MAURICE: Good evening. My name is Mike Maurice, I'm with the firm of Polcari & Company, and we performed the audit for the housing authority for the fiscal year end September 30, 2016. Everyone has received a copy of the financial statement, the audit report?

CHAIRPERSON DENMAN: Yes.

MR. MAURICE: I'd like to start on page six of the report. That's the independent
auditor's report. I'll discuss the three reports, the main financial statements and then go on to the findings in the report.

So page six is the independent auditor's report on the financial statements. The opinion that was issued on the financial statements was an unqualified opinion, it's the best opinion you can get. That means there were no deviations from gap that were noted or needed to be corrected.

Turning to page eight, that would be the Statement of Net Position. Just to quickly review, at the bottom you can see that the authority's unrestricted net position, that is the assets available for payment on liabilities is a negative $1,205,000. The reason for that is the housing authority, unlike the municipalities, were required to adopt GASB 68, meaning you had to report and record your pension, unfunded pension liabilities for the PERS program, the public employees pension system. The liability for the housing authority at 2016 is included on the line accrued pension OBEP liability. That's broken out into two parts. The pension liability was 4.3 million
dollars, which is the unfunded portion that the
authority would owe the pension plan. And the
OBEP liability, that's other benefits except for
pension, which is medical, that liability is
$742,000, and that's what contributes to your
negative unrestricted net position on the
balance sheet. If there are any questions
related to that --

COMMISSIONER CHERELLO: I remember from
last year you stated that in a lot simpler terms
of what the governor did as far as signing the
law. If you could transfer that to us.

MR. MAURICE: The GASB, which is the
Government Accounting Standard Boards, now
requires public entities to report their share
of the pension liability. So the state has an
audit done every year, and they divide that
liability out by all the entities. The housing
authority is included in those entities.
Municipalities are excluded because they don't
follow gap so they don't have to record it, but
they're included in the liability. So the share
of the outstanding liability for pension is 4.3
million dollars to the Morristown Housing
Authority. It's very similar to many other
housing authorities in New Jersey.

COMMISSIONER CHERELLO: But if I recall correctly from last year, before the governor signed the law, the state was carrying that liability.

MR. MAURICE: It's not the governor, this is an accounting regulation.

COMMISSIONER CHERELLO: But the state was carrying it, and then it got transferred to us.

MR. MAURICE: Right. The state is holding the liability. Now the reporting is meant to be more transparent, so all the entities besides municipalities are reporting that liability on their financial statements.

COMMISSIONER SCHMIDT: You're saying it was always the housing authority's --

MR. MAURICE: It was always the housing authority's responsibility, we just didn't have to report it. The rule now, GASB 68 requires you to report the liability, whereas previously there was no requirement to report it.

COMMISSIONER SCHMIDT: That's a one-time change within the last year.

MR. MAURICE: Well, the liability
increases or decreases every year. From '15 to '16 it went up 1.7 million, and that's all based on the valuation of the assets in the plan, in the state's plan. And depending upon employees, whether you have more employees or less employees, it's going to go up and down.

COMMISSIONER CHERELLO: So the worst the state pension plan is the worst our liability is going to be.

MR. MAURICE: Correct. The health benefit is all on the OBEP, is all on the authority, that's the benefits that you have designated to pay people after they retire for health. That's what those benefits --

COMMISSIONER SCHMIDT: And you updated '15 to reflect that as well you're saying.

MR. MAURICE: Well, '16, that increased $178,000, and that's all based on mortality tables. That's done by actuary calculation, that the authority has done every three years is actuarially calculated.

COMMISSIONER SCHMIDT: There's some confusion over what you said. It went up year to year because of the change but --

MR. MAURICE: The OBEP or the pension?
That increases based upon the audit report that we receive from the state.

COMMISSIONER SCHMIDT: So you updated '15 to also reflect the change in GASB you're saying.

MR. MAURICE: '15 includes the GASB, yes.

COMMISSIONER SCHMIDT: So you updated both --

MR. MAURICE: Correct.

COMMISSIONER SCHMIDT: Your reporting really was an increase in the unfunded or funded portion of 1.7 million. Okay. Got it.

MR. MAURICE: On the page nine, which is the statement of revenue and expenses, the financial statements report an operating loss of $888,000, but that is a loss you have to take into account depreciation, if you add back the depreciation, you add back the pension expense that you're required to book, operations produced on accrual basis $176,000 would be your income. Factoring in non-cash items such as the pension and the depreciation.

The other two reports that are required in the audit are the Yellow Book Report, that's
on page 34, and the Uniform Guidance Report, and that's on page 36. The Yellow Book Report was unqualified, however, the Uniformed Guidance Report, that's the compliance report over major programs, that was qualified. That qualification is due to the two findings that are noted on pages 40 and 41. And the findings for 2016 are related to the low rent public housing program and the housing choice voucher program. Based on our review of the tenant files, the authority was not in compliance with all of the HUD regulations for recertifications of the tenants. In many cases the recertifications were incomplete or were not done for both the low rent public housing program and the housing choice voucher program. We've indicated our recommendations, and the housing authority has provided its responses as noted on the bottom of the page.

COMMISSIONER CHERELLO: You're saying five of the files. Right?

MR. MAURICE: What happened, I looked at that when I wrote it, five of the files -- we went through five, we selected 40, but after we get past two or three files, we can't get to low
risk so it's automatic finding, so we just don't

go through the other 35 files because we're
going to expect to find five on that,
exponentially going forward we are going to find
those amount of errors. And on the low rent
program there was basically per discussion with
the employee of the housing authority that
indicated that those were not done due to work
overload or lack of time that they weren't able
to be completed.

COMMISSIONER CHERELLO: So if it was
just bad luck those five would be right up
front.

MR. MAURICE: It was sporadic through
the sample. It wasn't the first five.

COMMISSIONER SCHMIDT: You guys do this
type of review over other authorities as well?

MR. MAURICE: Correct.

COMMISSIONER SCHMIDT: How common if
you're willing to say are these type of
findings?

MR. MAURICE: Typically with housing
authorities if you end up with a finding it's
usually on a compliance with recertifications
and tenants. That's due a lot to turnover in
staff, the training then, intermittent training and so forth, that's typically where most of the findings are, it's in the compliance with the regulations with some of the programs.

COMMISSIONER BANKS: Are we allowed a certain amount of -- are you allowed a certain amount of lack of recertifications before -- is there a fine if you --

MR. MAURICE: Is there a fine? There's no fine. The result of the findings will be half a point deduction from your financial score, these findings, based on significant deficiencies. Material deficiencies are one point deductions. These were noted as significant deficiencies, less severe than material.

CHAIRPERSON DENMAN: Do you have any recommendations, I see both of them are relative to the lack of internal controls or proper controls. Do you have any suggestions or recommendations to ensure we don't get dinged again?

MR. MAURICE: From, at least with the low rent public housing program, it was evident that the staff didn't have enough time is what
we were told. So I'm not sure if it's a staffing issue, might be a staffing issue that you might need to have -- because I know inspections were one of the things that were missing from the files, and it seemed that the 5058s were done, but the inspections were not done because they simply didn't have the time to go out and do them. But that doesn't alleviate you from the responsibility in HUD's eyes and our reporting that they need to be done. So maybe staffing requirements or realignment of staffing to ensure there's some overlap. Sometimes maintenance helps out in those situations. I know budgets are always a big thing in HUD funding and on everybody's mind. But that's one of the things that has to be addressed going forward.

CHAIRPERSON DENMAN: Okay.

COMMISSIONER BANKS: Are we lacking in inspections? Are we behind on inspections?

MR. PRIESTER: It was just me doing everything. I was doing public housing, Section Eight, seniors. And we just got an inspector for the housing choice voucher.

COMMISSIONER VEGA: If I may, I was
looking this over, and I wanted to know is it appropriate to make a motion to adopt the recommendations that they have put in? Because I saw a lot of deficiencies throughout this. And at the end, what you're asking about, there is a recommendation, it's there, and I'd just like to make a motion that we follow suit with Mike and his colleagues.

MR. MAURICE: The recommendation is for you to -- you assess the tools. That's what this is for. You should go back and look at your controls and who does the work, and if it's staffed properly, and then you make a decision based upon your finances, your current staffing, on how best to address it so that the work that needs to be done for HUD's compliance is done.

COMMISSIONER VEGA: Okay.

CHAIRPERSON DENMAN: The internal controls is just not affecting this, this is just a multitude of issues.

COMMISSIONER VEGA: What it says on the report, a multitude of deficiencies.

CHAIRPERSON DENMAN: Not deficiencies, issues is what I said.

COMMISSIONER VEGA: Deficiencies they
said in the book.

MR. MAURICE: That's all that I have.

CHAIRPERSON DENMAN: Thank you for your

time.

COMMISSIONER SCHMIDT: One quick thing.

On page five real quick, at the top it looks

like something went wrong in the first calendar,

cash and other current assets. It looks like

maybe this was an Excel or something and it
didn't -

MR. MAURICE: What's the --

COMMISSIONER SCHMIDT: The first number

on September 30, 2016, some got messed up with

the formula I think. It's a different -- is it
different in your copy?

MR. MAURICE: What number do you have

it?

CHAIRPERSON DENMAN: The top of the

line, the top of the left-hand column that is

headed with September 30th, 2016.

COMMISSIONER SCHMIDT: Page five, the

computation of net position.

MR. MAURICE: I'm sorry.

COMMISSIONER SCHMIDT: It looks like

something funny happened with the formatting,
all this math got messed up.

MR. MAURICE: I don't have that on mine.

COMMISSIONER SCHMIDT: It's not -- it was a nice summary, so I don't know if you could maybe reissue that page, that would be helpful.

MR. MAURICE: We will just have a new item sent over to you.

COMMISSIONER SCHMIDT: It does change the math on some of that net position, which I think is fine elsewhere, but should be updated.

That's all. Thanks.

MR. MANFREDI: We need a motion to adopt the audit.

COMMISSIONER CHERELLO: I make a motion we adopt the accountant's report once the changes to page five are sent to us.

MR. MAURICE: I'll have a new copy -- I'll have that page sent over, new blue book.

COMMISSIONER CHERELLO: Okay.

CHAIRPERSON DENMAN: It's the auditor's report just for the record.

COMMISSIONER SCHMIDT:

CHAIRPERSON DENMAN: I second it. All in favor?
(Whereupon, roll call was taken with all members voting in favor.)

MS. MORGAN: My name is Amy Morgan, I'm with Geltrude & Company. We're the fee accountants, put together the budget. This is for the year-end September 30, 2018. Pretty much follow the same methodology that we used in prior years, which basically takes into account the last fiscal year ended September 30, '16, and then we look at your interim results as of May of this year. And then the budget from last year -- well, the budget for this year. And look at all those things, look at some of the subsidy requests that have already been made at the beginning of the year to come up with the budget for the year-end September 30, 2018. The best -- does everybody have a copy? I think everybody has a copy of it. It starts, you'll see a page that says DCA. That is the state budget package. And then probably two thirds of the way back are the budget forms that are required for HUD.

If you flip to page -- the pages aren't numbered great, but that's the way the forms are. There is a page F1, which I would say is
probably about halfway through the package.
That summarizes the activity by program, if
everybody found that. And it will compare that
to the budget, the current budget year amounts.
So you can -- if you're on that page, revenue is
projected to be up a little bit, the rental
revenue is projected to be up a little bit. As
Douglas mentioned, I think you mentioned it, the
vacancies are down, so that's really what's
driving that increase there.

Administrative expenses are pretty flat
compared to the budget, this year's budget, when
comparing it to last year's, the year-end
September 30, '16. It was very comparable, and
comparable to the current activities, so it has
not really changed much.

Similar with the cost of providing the
services, which would be your utilities, your
maintenance, all between last year, this year,
last year's budget, it's all remained relative.
Looks like it's going to remain relatively
consistent.

In both cases for administration and
services, as far as salaries go, we did put in,
consistent with what's been done in the past,
some COLA increases of two percent, and there's some merit increases in there, which is consistent with what was used in the past. It's for the budget. That's the salaries.

The benefits, as far as benefits go, when you talked with the audit, and he mentioned the pension liability, and the other benefit liability as far as the financials have that accrued, the liability has accrued. When doing the budgets, because the budgets are geared more towards the cash-flow side of it, those get backed out when assessing what the budgeted amount should be. The budgeted amount in here, it's more from a cash-flow standpoint, what we're going to expect to pay out over the next year.

And that -- you'll see that more if you flip probably a few pages, about maybe ten pages back you'll see a HUD form, and the form number down in the bottom column we will say HUD form 52564, there's a line item on the second page. And past the summary page, about ten pages past it --

CHAIRPERSON DENMAN: It's a multiple page document?
MS. MORGAN: Yes, it's one of four. It will say the operating budget up in the upper left-hand corner.

COMMISSIONER SCHMIDT: It's right after section N.

MS. MORGAN: Yes. I just wanted to point out on the second page of that form is where you'll see under Employee Benefit Contributions, which is line number four -- 440, on the left-hand column you'll see line numbers. You'll notice on that line that the first column are last year's actuals, and the rates here are per rent month. But you'll notice that the unit month for the last year's actuals is much higher than this year's current estimate of what this year will be from a cash-flow standpoint, and the budgeted amount, which is in the next column. The reason being is the last year's actuals include that liability of rule that we were talking about when we reviewed the financials, and budget does not have that in, so it's much lower.

And that really is the most significant difference in this year's -- well, when you're looking at the budget and comparing it to last
year's financials, that's the most significant
difference of all of them. Other than that
everything else is fairly consistent with last
year.

And back to the summary page you'll see
that the public housing will generate positive
position, unrestricted position, and then the
voucher program will utilize that excess that
was generated. And then the other program
column is the modernization that gets done on
the buildings. It's the salaries related to
the -- that get allocated -- oh, back on F1, the
summary page. I was going to point out the
benefit is -- a lot of forms.

CHAIRPERSON DENMAN: Trying to keep up.

MS. MORGAN: Back on F1, the summary
page, down at the very bottom there's a line
that says Less Total Unrestricted Net Position.
And basically that's saying that we're going to
utilize -- from our unrestricted position we're
going to -- this year we would expect to
utilize, with the current budget the way it's
done with all the programs, it would result in a
net decrease of the fifty -- well, from rounding
49,624, that would be -- so I guess I'll let you
guys, if you have any questions, take a look at this. Ask away.

COMMISSIONER SCHMIDT: Why is there nothing in the debt, interest payments line?

MS. MORGAN: The reason there's nothing there, further back in the package there are some pages related to the capital fund programs. And part of the capital fund program is funding of the debt. I'll tell you what page it is on so you can see it. If you go to -- keep flipping back from F1 and go to F6, F6 shows the principal portion of debt payments over the upcoming years, and then F7 shows the interest portion that's due. And then you'll notice there's a line that says less HUD subsidy there. That gets fully subsidized, so nothing has to come out of the operating budget to fund the debt payments.

COMMISSIONER SCHMIDT: You get more capital, extra capital for that, or does it just come out of your normal capital?

MS. MORGAN: What happens is they get operating subsidy funding, and then they get funding for the capital programs. And part of the capital fund program funding includes the
funding for the debt payments of principal and
interest. So on F6 and F7, that's just showing
that it's separate funding from the capital fund
program. Therefore on F1 where you see no debt
payments for interest and principal, it's
because nothing has to come out of the operating
budget to fund it. All the funding comes out of
the capital fund.

And then if you -- to show you a little
bit further with the capital fund, if you go to
page -- after you go through the financial
statement pages, which are the F series, behind
that are pages that begin CB1. If you flip a
little bit further to CB3, that shows you what
the capital fund budget is for the current year
on CB3. And then based upon whatever was
submitted for the current year, the subsequent
years that we're reporting on were just
really -- the numbers were kept consistent with
this year's. So part of -- so the way this form
works, this capital fund, this is just the
capital improvement portion of the total capital
fund funding, so you take this plus the debt and
principal, and that's the total expected from
the capital fund program in those years.
MR. MANFREDI: It's confusing because it's a state form. So the board knows, you have to do it this way.

CHAIRPERSON DENMAN: Can I ask a question about the COLA increase, the two percent? And then you referenced some merit increases.

MS. MORGAN: What we've done in the past few years based upon direction from Roy is factor in the two percent increase, COLA increase, and then we budgeted, not specific to any one person, but we would put in a budget for potential merit increases. And we did that based upon two percent of total salary -- 2.5 percent of total salaries.

CHAIRPERSON DENMAN: Okay.

MR. ROGERS: Madam Chairperson, the board should be aware when we, even though the board may approve this budget, they still come back and have the opportunity that there may not be any merit increases, there may not be any COLA increase, and on major purchases the board still has to approve those. So even though you're approving the general budget, a lot of items within that budget still require the
board's input. So we can't just arbitrarily give an increase without the board approving it.

CHAIRPERSON DENMAN: Thank you.

MS. MORGAN: But putting it into the budget gives you the option.

CHAIRPERSON DENMAN: Got it. Because we've got a couple of subcommittees, one a personnel subcommittee, and we just got the job descriptions, and we're going to look at, because --

MS. MORGAN: Right. And those salaries won't go into effect until October 1st, and this is unfortunately due well before that. So the thought process is to put them into the budget, and if they don't get approved, it just doesn't get spent.

COMMISSIONER SCHMIDT: Madam Chair, is there an urgency in approving this tonight? We just got it tonight. Would it be okay to wait until next meeting to take a look at it a little more, or do we need to move on it?

MS. MORGAN: There's a deadline. It doesn't have to be approved tonight -- well, you'd have to have another meeting.

MR. MANFREDI: You're approving it to
submit to the state. It's going to come back
from the state authorized, and then you actually
adopt it. So what you're approving tonight is
to submit it to the state.

COMMISSIONER SCHMIDT: Thank you.

MS. MORGAN: I believe it's a September
meeting is when you approve it.

CHAIRPERSON DENMAN: It gives us time
to revise it.

COMMISSIONER SCHMIDT: Good. All I'm
asking for. Perfect.

COMMISSIONER CHERELLO: I believe by
law we have to have it in by now.

MR. MANFREDI: We do.

MS. MORGAN: August 1st. This is due
August 1st.

COMMISSIONER CHERELLO: August 1st.
And then we get to review it and make a final
decision.

MS. MORGAN: Right.

COMMISSIONER SCHMIDT: Okay.

CHAIRPERSON DENMAN: Any other
questions for --

MR. MANFREDI: Resolution of approval
to send it to the state for approval.
COMMISSIONER VEGA: I'll make a motion.

COMMISSIONER SCHMIDT: Second that.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Old business.

MR. MANFREDI: What we typically do is allow us to go from the agenda and excuse the public so they don't have to wait. Old business will be next. And after that schedule of bills and resolutions. Any items of old business?

COMMISSIONER BANKS: May I? I want to talk about the resident center for a moment. I know that the roof needs repair and the air conditioner. Wasn't there two engineering studies done I thought, or were they done?

MR. ROGERS: There was one done.

MR. MANFREDI: Mr. Rogers, do you recall what was done and what were the findings? Was it to get the board to vote to repair the air conditioning?

MR. ROGERS: At that time it was approximately $150,000 I believe. I sent the board a copy of that report several months ago.

CHAIRPERSON DENMAN: It was just the one. Correct?
MR. MANFREDI: It wasn't a bid, it was just an engineer's review.

MR. ROGERS: We couldn't bid it. We have to get the engineering, and the engineering report was just a cursory review. What you have to do now is you have to hire an engineer to make the best recommendations. My recommendation is to get the air conditioner off the roof, because that's part of what's causing the leak, and you need a new roof anyway. But you should have the engineering study all done so we can see -- you really can't install the air conditioner without installing the new roof. So that's the main thing is to protect the envelope of the building.

COMMISSIONER BANKS: Do we have to get bids for engineering?

MR. MANFREDI: We should.

MR. ROGERS: We already did.

CHAIRPERSON DENMAN: Well, just from -- your report was from LAN.

MR. ROGERS: No. Mr. Priester and I, who else was it, Mr. Pounder, we evaluated several proposals and recommended LAN.

COMMISSIONER BANKS: Are those
 proposals in as minutes?

 MR. ROGERS: Were they in the package?

 CHAIRPERSON DENMAN: He sent all of us this email after the first meeting.

 MR. ROGERS: They were in a previous package sent to all board members.

 COMMISSIONER CHERELLO: It was the prior board. It wasn't this board.

 COMMISSIONER BANKS: In my opinion I think that we should really stop renting that resident center until all of these issues are fixed. God forbid if that roof falls in while somebody is renting it. Or there's no air conditioning, it's sweltering, and we're charging $500, whatever it cost, to rent that building. I think we should stop all renting of that until those issues are resolved. Plus you have -- we have a couple of proposals for I mean --

 MR. ROGERS: We have three proposals.

 COMMISSIONER BANKS: I don't think we should look at any of that until that building is up to par. I absolutely don't think it's good to have that.
COMMISSIONER CHERELLO: If I can, I'd like to add, I know I've asked several times in the past, Mr. Rogers has tried to get the information, I know Ms. White had asked in the past, for a summary of just how often that building is used, who is using it, how many times a week, how many times a month, who is in there. We really, I don't, none of us have any idea if that building is used five times a year or five hundred times a year.

COMMISSIONER BANKS: I don't think that information is really relevant now, because the building is in disrepair. Shouldn't be rented at all. But going forward, yes, going forward, yes, we should be.

COMMISSIONER CHERELLO: The roof -- we had a meeting just before Commissioner White and Sally resigned, myself, those two commissioners, Mr. Rogers, and we set up -- we put some priorities, and the fixing of the roof at the resident center was the number two priority. Number one was the cement work on 39 -- or 31. And then the third priority, which we already addressed, was the parking lots, because we got written up by the insurance company for our
parking lots. So those were three priorities.

That's what we did. And then there was a change in the board. Now, you have to do the roof is the way I feel, because otherwise you're jeopardizing the whole building. Air conditioning we can do from the ground floor, but we can do that at a later date. So let's protect the building first with the roof, and then we can address air conditioning at a later time.

COMMISSIONER BANKS: What do you mean from the ground floor?

COMMISSIONER CHERELLO: Not a roof, a base unit.

CHAIRPERSON DENMAN: At the first meeting I raised this concern because it was brought before the new board about the condition of the resident center about the fact that there's no heating, no air conditioning, and the status of the roof. At that point Mr. Rogers responded in an email and said the subject of air conditioning was briefly discussed at the board meeting. The following estimates were provided by our current A&E firm LAN during the past year, and then you provided a cost
breakout, $90,000 for the unit, curb, freight and startup, the demolition, installation, controls, minor duct work, electrical, plumbing is estimated to be $90,000, total cost of $180,000 or so for the unit to be installed. The total cost may be reduced by approximately $30,000 if we replace the roof which will necessitate removal of the existing unit. The removal would then be part of the roof replacement.

This to me is not properly putting something out to bid. We are a new board. You are the only former board member, and we need to be educated on this. I mean, to say LAN is the best person for the job, we need evidence of that. We can't make a decision just by being told that this is the right person for the job. We are not doing our due diligence or serving our constituents or the residents.

COMMISSIONER CHERELLO: Correct.

However, there are procedures. Those procedures were followed.

CHAIRPERSON DENMAN: Correct. But we have no evidence of it.

COMMISSIONER CHERELLO: It was followed
by the previous board. You simply can't negate
what the previous board did and throw it out the
window and start from scratch.

COMMISSIONER BANKS: My thought was
originally, let's not rent out that resident
center until the issues are being addressed.
How we go about doing that --

CHAIRPERSON DENMAN: Weren't we told
the resident center is being rented out
currently?

MR. MANFREDI: Yes, it is.

COMMISSIONER BANKS: What I'm saying,
let's stop that. Let's no longer rent it out
until that roof is fixed, the heating, and
whatever other issues that need to be done to
that resident center. I don't think it's fair
for people to be charged $500 and they're
sweating like pigs, or God forbid if that roof
falls on some child or someone else. I think
it's irresponsible, and I don't think we should
be renting out that building until those issues
are addressed. I don't know how to get about
doing it, make a motion or --

COMMISSIONER CHERELLO: Make a motion.

COMMISSIONER SCHMIDT: We're not doing
it because it's dangerous, is that what we're saying?

COMMISSIONER BANKS: Yes.

MR. MANFREDI: There's no air conditioning in it. It's unbearable in there.

COMMISSIONER BANKS: Which is an issue.

CHAIRPERSON DENMAN: Do we know LAN can come in and get this done immediately?

MR. MANFREDI: They're engineers. We would have to do a -- properly put together a public bid, and that process would have --

COMMISSIONER BANKS: Can we make a motion on that, just not to rent the resident center?

COMMISSIONER CHERELLO: Is that your motion?

COMMISSIONER BANKS: Yes, I'd like to make a motion we suspend all rentals of the resident center until at least the air conditioner and the roof are repaired.

COMMISSIONER CHERELLO: I'll second that one.

MR. MANFREDI: Roll call.

COMMISSIONER SCHMIDT: Can I have a quick discussion on that? Do we just do the
roof? The air conditioner you're not going to
need in two months.

COMMISSIONER BANKS: It still needs to
be done.

CHAIRPERSON DENMAN: It still needs to
be done.

COMMISSIONER SCHMIDT: Your point is
more than just safety is all I'm saying.

COMMISSIONER BANKS: More than safety.
This is been going on for two years. Let's go
ahead and get it done. Because also, that
doesn't have anything to do with the heat, does
it?

CHAIRPERSON DENMAN: No.

MR. POUNDER: Yes, it does, it's a
central system.

COMMISSIONER SCHMIDT: Point made,

enough said.

CHAIRPERSON DENMAN: Then we need to
look at the whole enchilada. No? Both.

COMMISSIONER BANKS: No, because I
think, maybe I'm wrong, right now we need to
know that no more rentals are going to be --

CHAIRPERSON DENMAN: That's already
addressed. Now we have to address --
COMMISSIONER CHERELLO: We didn't vote on it.

(Whereupon, roll call was taken with all members voting in favor.)

COMMISSIONER BANKS: Thank you.

CHAIRPERSON DENMAN: Now do we want to address the work?

COMMISSIONER BANKS: Yes.

CHAIRPERSON DENMAN: I think it's overdue. I asked for it. I made a motion in April.

MR. MANFREDI: Mr. Rogers, can we prepare a bid? Do we have the funds to prepare the roof?

MR. ROGERS: Well, we already prepared the A&E bids and we evaluated them by three --

MR. MANFREDI: I mean the actual construction bids, to move the repair --

MR. ROGERS: Until you get the engineering done you can't have a construction bid.

MR. MANFREDI: I understand that. But are we in a position financially, if the engineer obviously prepares the bid and specifications, do we have the money to repair
it?

MR. ROGERS: Yes, I think we do. I think we definitely have the money for the roof, and there's a possibility we have money -- but then we also have to look at repointing Early, because that's concrete falling off the side of the building and that's a safety factor also.

COMMISSIONER BANKS: The question is, do we have the money for the roof and the air conditioning and heat?

COMMISSIONER CHERELLO: We won't know until we get the bid.

MR. ROGERS: I think there's a good possibility we have the money for the repointing, the roof, the air conditioning, and the handicapped entrance to the Hispanic Center.

COMMISSIONER BANKS: You said you did bids before. Can we get copies of those?

MR. MANFREDI: There were no bids.

COMMISSIONER BANKS: There were no bids.

MR. ROGERS: Just estimates.

MR. MANFREDI: We got the engineer to give us an approximation for the cost so we
would know what is the cost of this.

MR. ROGERS: The sooner you get started
on the engineering, the less the cost is going
to be of the total project.

COMMISSIONER BANKS: Okay. Thank you.

CHAIRPERSON DENMAN: So can we make a
motion to issue the bid?

COMMISSIONER BANKS: For the
engineering.

CHAIRPERSON DENMAN: For the A&E.

COMMISSIONER BANKS: I'd like to make a
motion.

COMMISSIONER VEGA: I'll second it.

COMMISSIONER CHERELLO: Could you just
clarify what our bid is exactly?

CHAIRPERSON DENMAN: The roof repair.

COMMISSIONER CHERELLO: We want prices
on --

COMMISSIONER VEGA: More itemized. The
old and the installation and a roof --

CHAIRPERSON DENMAN: It's broken down
in the email that Mr. Rogers sent all of us.

COMMISSIONER CHERELLO: The resolution,
I just want --

CHAIRPERSON DENMAN: Demolition,
installation, controls, minor duct work, electrical, plumbing. That's separate. That's a separate $90,000.

MR. ROGERS: Are we going to go out and rebid the A&E for this?

COMMISSIONER CHERELLO: I don't think we have to.

CHAIRPERSON DENMAN: That's their estimates, we already have their estimates.

MR. MANFREDI: That's the estimate for the actual construction costs. I think what we did --

MR. ROGERS: What I'm recommending is we pass a resolution approving the A&E bid the three employees recommended, and let's get started on it right away.

MR. MANFREDI: Sorry to interrupt, Mr. Rogers. I just want to clarify for the board, there's two parts to this process, as you know, members of the board. There's an engineering component. If I'm correct this, the information Mr. Rogers sent to the board after the annual meeting was the total -- was an approximation by LAN Engineering of what the construction costs would be to do these components on the resident
center. Now, in order to move forward, get a bid -- remember, you as a board have to approve all of it. Nothing is done without your collective review and approval. Because we'd be asking the engineer now to go further and actually design the plans that will be used in the bid to secure the contractor, the question is do we need to properly procure the engineering firm first. And the answer is legally yes. We have to have what's called a request for proposal, which engineering firms will submit a response, and they will tell us their cost to do the design, and we will make sure that that scope of service, so when each firm bids is broken down into the items that are in Mr. Rogers' email that the chairwoman just referenced, and we will know the cost for each one, then you can tell the engineering -- choose the engineering firm based on their cost and experience, and then make the decision to proceed to say go ahead, prepare the specs and bid. Now, at any point, even if you go to bid and find the cost is too high for any component you don't have to go forward. But the key is to do the proper RFP to get your engineering firm.
COMMISSIONER BANKS: How many requests for proposals do we look for?

MR. MANFREDI: Good question. Typically what happens is it's done in two ways. It's advertised publicly in a newspaper, and also we are allowed to solicit firms. So if we are aware of firms that do this type of engineering for public entities we mail them a copy, which the law allows us to do, and say would you like to respond. So typically I don't have a problem getting an adequate number of responses for something like this. Then the board will award that based on quality, price, experience.

COMMISSIONER BANKS: That request for proposals, each engineering company has to give like a resume of what jobs they have done, and --

MR. MANFREDI: Yes.

COMMISSIONER BANKS: -- and indemnity or --

MR. MANFREDI: They have to show their insurance, they have to meet all the HUD requirements remember, because it's unique, and they have to show how many years they've been in
business, show their licenses. It's a very thorough process. They have not been debarred.

   COMMISSIONER CHERELLO: Madam Chair, Mr. Manfredi, is not resolution 2017-18B the resolution that we have to approve, then we can move forward?

   MR. ROGERS: We already went through the process you're referring to.

   COMMISSIONER CHERELLO: We've already done all that. That's the resolution to proceed.

   COMMISSIONER BANKS: 2017-18B.

   COMMISSIONER CHERELLO: 18B, resolution approving and authorizing the award of a contract to LAN Associates, professional architectural and engineering services. The resolution is in front of us.

   CHAIRPERSON DENMAN: He just said it didn't go out for RFP.

   COMMISSIONER CHERELLO: No, individual bids we haven't -- we have to approve this resolution, then we have LAN, then we tell LAN go ahead and get bids for this, this and this.

   MR. ROGERS: They design and then get bids.
COMMISSIONER CHERELLO: This resolution has to be approved. We have it in front of us.

MR. MANFREDI: There's four components to this resolution. So we did a request for proposals, the agency did a request for proposals for engineers for four scope of services. One is the brick repointing at 31 Early, that's critical because those bricks are falling off. Replacement of the roof at 23 Clyde Potts, correct. Installation of HVAC at 23 Clyde Potts. Handicap ramp and oversight of lead-based paint which is already done. So you are correct, this was issued. And the price was -- I don't see the price.

MR. ROGERS: It was around $60,000.

MR. MANFREDI: So this resolution asked the board to adopt all four points for this. One item that can come out is number five, because that was done already. So that is correct.

COMMISSIONER SCHMIDT: So there were multiple requests for engineers.

MR. MANFREDI: I did review that and I have a legal opinion on it. I realize it's been carried from the prior meetings.
CHAIRPERSON DENMAN: And we approved the lead-based paint at the previous meeting.

MR. MANFREDI: Yes. Mr. Rogers, the handicapped ramp was not performed yet?

MR. ROGERS: It's not been done yet.

MR. MANFREDI: So that's correct.

COMMISSIONER CHERELLO: Mr. Manfredi, if we approve resolution 2017-18B, I believe that will give --

MR. MANFREDI: That will allow the board to proceed to have them do the work for bid issuance, and then the board can determine what it wishes to proceed with on the actual construction side.

COMMISSIONER CHERELLO: So they can get going on that tomorrow.

MR. ROGERS: If we approve it tonight it's a good chance it will be on before winter sets in.

CHAIRPERSON DENMAN: As it should have been. So let's make a motion to approve it.

COMMISSIONER BANKS: Just want to clarify one more thing. So then this is for the -- this will include the roof and the air conditioning?
MR. MANFREDI: This is not the actual construction work. We will be back to you with bids. That's correct.

COMMISSIONER CHERELLO: In addition to the emergency work on 31 Early Street.

COMMISSIONER BANKS: Thank you.

MR. MANFREDI: Is there a first and a second?

COMMISSIONER VEGA: I'll make a motion.

MS. WASHINGTON: Can I ask a question? The bids that you have for all four areas that this includes, are you going to reduce the price by the amount awarded for the lead-based paint?

MR. MANFREDI: Yes. In fact, I'm going to read it, Jean, into the resolution, because I thought four and five were done.

MS. WASHINGTON: I thought it was $6,000.

MR. MANFREDI: Yes. I was going to read that into the resolution because I thought this was done as well. So this resolution is going to be for the items, and I'm going to read it out loud for the record, and then I'll prepare a written resolution afterwards. Brick repointing at 31 Early Street, that's a
necessity that's been identified because of the items falling, replacement of the roof at 23 Clyde Potts, that would be -- they'll design the plan to issue the bid for the contractor, as well as installation of HVAC at 23 Clyde Potts. And then there's the installation of the handicapped ramp at 45 Orchard Street. We're deleting number five, which is oversight of lead-based paint. That was already done and suspended. That's number five. And I mistakenly believed number four was done too. Installation of the handicapped ramp.

MR. ROGERS: New total is $55,911.

MS. WASHINGTON: You know we only have budgeted $30,000 for A&E fees in the capital fund 2017. 2016 I think it's about 25 left. So we won't have the total amount for A&E fees in the budget.

MR. ROGERS: How much to do that, $55,000?

MS. WASHINGTON: How much is it? The total was like 60.

MR. ROGERS: $55,000.

MS. WASHINGTON: Okay.

MR. ROGERS: And then we'll be getting
the 2018.

MS. WASHINGTON: Next year.

MR. ROGERS: I'm not supposed to make any recommendations unless I think the funds are available, so I think they're available.

MR. MANFREDI: All resolutions are subject to the certification of funds being available too, and I want to make that note for the record for all the commissioners, that needs to be verified.

CHAIRPERSON DENMAN: I'll make a motion to approve the resolution.

MR. MANFREDI: As stated on the record, with the two caveats of certification as to availability of funds and deletion of number five, items for having been previously performed.

COMMISSIONER VEGA: Second that.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Resolution 2017-06, resolution approving and authorizing the purchase of four Canon Imagerunner Advance 500if copiers from Superior Office Systems.

COMMISSIONER BANKS: How old are the
current copiers?

MS. WASHINGTON: Over 15 years. Really old and keep breaking. And the company that repairs the copiers, they don't even make the parts to fix them anymore they're that old. And even making copies tonight for you guys it broke again.

COMMISSIONER SCHMIDT: Where are these housed?

MS. WASHINGTON: The administration office, my office, Douglas's office, and Section Eight too. I mean, over here with Cynthia. About four.

CHAIRPERSON DENMAN: 29, 31 and 39.

MR. MANFREDI: Commissioners, if I may, this was done without competitive bidding, because these items were on the state contractors list, as Jean did a lot of research on this, which allows us to purchase at the same rate the State of New Jersey does since they're able to negotiate these prices, and as a small agency we're not able to. And we have verified all the information that not only they are on the state contract list, but the prices are the same as the state is provided.
CHAIRPERSON DENMAN: Let me ask one question, is there a copier available to the residents at Manahan Village?

COMMISSIONER BANKS: There used to be.

AUDIENCE MEMBER: No, they're broken.

COMMISSIONER SCHMIDT: What are we going to do with the existing ones?

CHAIRPERSON DENMAN: We're ordering four. Can we order a fifth and put one somewhere at Manahan Village for the residents of Manahan Village?

COMMISSIONER CHERELLO: We can, but we just closed the resident center, so we can do that at a later date.

CHAIRPERSON DENMAN: We closed it temporarily.

MS. WASHINGTON: You guys can change it. You can order another one. We did budget a lot for it.

CHAIRPERSON DENMAN: I just think in all fairness, if we -- the repairs will be done, the roof will be fixed, the air will be fixed, the heat will be fixed, and then it will be nice if they had a copier.

MR. ROGERS: I would suggest we wait
until we get the roof repaired and then get a price on a smaller quantity copier, because this is a high volume copier we're talking about.

COMMISSIONER BANKS: So the maintenance is $116.24 per month, that's for all copiers, right, not for each, right? That's the contract for all the copiers?

MS. WASHINGTON: Did you give them a copy of the proposals I did for the copiers?

MR. MANFREDI: No, I don't believe the board has the actual proposals.

MS. WASHINGTON: The proposals did specify what the monthly fees were, the maintenance fees, and I don't have them with me right now, but the total is here.

COMMISSIONER SCHMIDT: That's what it says in the resolution. Right?

COMMISSIONER BANKS: $162.24 for maintenance per month.

COMMISSIONER SCHMIDT: That's a good point. We're signing up for $5,000 maintenance annually if we're purchasing four copiers.

MR. MANFREDI: It's $40.56 a month per unit which comes out to that price, as stated, commissioner. It is per unit at $40.56.
COMMISSIONER CHERELLO: I'd like to make a motion that we approve resolution 2017-06.

COMMISSIONER BANKS: Second.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Resolution 2017-07, approving and authorizing the award of a contract to Midwest Inspections in the amount of $3745.90 for REAC inspection services pending further review of legal counsel.

COMMISSIONER CHERELLO: Madam Chair, could we have Mr. Rogers inform the board exactly what that is?

CHAIRPERSON DENMAN: I would love if Mr. Rogers could inform the board about this.

COMMISSIONER CHERELLO: I already know, but he can tell you.

MR. ROGERS: What happened is when I came here we weren't doing -- our REAC score was pretty low, especially the maintenance side, and we weren't doing pre-inspections. REAC does an inspection annually. And the inspection is very critical because the lower the score the higher your costs go up and the less funding you get.
It's related to the capital fund program as well as others. So since I got here I have been --
I've made a recommendation that we hire a pre-inspection team, and for approximately for less than $4,000 it's well worth it. What happens is they go through every piece of -- every apartment and every piece of common property, and they write -- they issue work orders, say what needs to be corrected. I would like to have gotten that done a couple of months ago because there could be a REAC inspection around the corner. They usually give us about 30 days notice. But I recommend we do this, because since we started this program our REAC score has continued to improve by approximately five points a year. And I think Mr. Pounder has done a very good job of following up on the work orders and making sure the maintenance people do them. And the problem you've got is if you don't have a third party firm do these inspections you're asking your maintenance people to go out and do the inspections and write up work orders, which causes a lot of work for them. So, you know, you got a very good maintenance individual. The tendency is for the
work orders not to get written up.

COMMISSIONER BANKS: Question, so these people will come in, they will do the inspection, they would write up a work order and submit to the maintenance?

MR. ROGERS: They submit it to me and the maintenance.

COMMISSIONER BANKS: And then the maintenance department would be required to fix whatever?

MR. ROGERS: Yes. Well, what happens is they're in three different categories. One number -- Mr. Pounder, number three was critical?

MR. POUNDER: Yes, level three.

MR. ROGERS: Number three could be life-saving, something urgent, number two, and then number one is not very urgent. What I do is we do two and threes, and then if we have time go back and do the ones. But it's -- I'm sure Mr. Pounder can attest to the fact that there's several hundred work orders generated.

COMMISSIONER BANKS: Right. Let me say as far as the inspections that the housing authority does every year, and the residents get
a letter saying whether you pass or -- and these
are the areas where they'll come in and fix. I
passed for a few years, but those items that
need fixing have never been fixed. So how is
that going to guarantee that those work orders
are going to be done?

MR. ROGERS: That's why I changed the
system. When I got here I noticed the
inspections, inspection department or
maintenance was issuing these letters, and there
was no followup by having a third-party
inspection. I follow up, Mr. Priester will
follow up, Mr. Pounder follows up, but we have a
hard copy right there in front of us. The work
order is already generated. You can't ignore
them. And then we enter it into our system, and
it's on us to follow up on.

COMMISSIONER BANKS: I'm just trying to
understand, isn't there already a hard copy
though when the maintenance department was
already doing the inspection? There had to have
been a hard copy if the resident is getting a
letter stating that these are the certain things
that need to be fixed.

MR. ROGERS: All I saw was a letter, I
did not see individual work orders generated.

COMMISSIONER BANKS: So again my
question is, even if this is approved, how are
we going to ensure that once the work order gets
to the maintenance department that those work
orders are going to be done in a timely manner?

MR. ROGERS: We follow up on it.

CHAIRPERSON DENMAN: If I may
interject, Executive Director, you were not
here, we had a couple of residents get up and
share with us that multiple requests were put
in, and there was no followup, multiple
occasions. So I'm not buying that this is a
fail safe program.

MR. PRIESTER: Can I say something?
Actually there are two inspections. Usually we
generate a housekeeping inspection, that's when
the staff will come out and look at the
apartment. And in the past that's what was
happening. So say there was a cracked light
fixture, we would generate a work order for
that, and the maintenance staff was supposed to
follow that up. With the pre-REAC, a company
comes in before HUD comes in. This is for the
whole building, not just a unit. So if there's
a crack in the hallway that needs to be repaired, and REAC picks this up, they already sent us a report and says this is level three, this is level two, this is level one, get it done before HUD comes in here.

COMMISSIONER BANKS: I don't understand why we need them to do this.

COMMISSIONER CHERELLO: This really deals with the HUD inspection. What we're doing is hiring an inspector to come in to do the HUD inspection, pre-inspection, that will tell us -- there's two different. This will tell us all our deficiencies, and then we'll have them all fixed hopefully when HUD comes in --

COMMISSIONER BANKS: Based on the HUD.

COMMISSIONER CHERELLO: I know what you're saying about the work orders. Although this should address a lot of those things also, but this is really for our HUD inspection so we can get a better score.

COMMISSIONER BANKS: I understand.

Thank you.

COMMISSIONER VEGA: I'll make a motion to approve that resolution 2017-07.

COMMISSIONER CHERELLO: I'll second
that.

(Whereupon, roll call was taken with Commissioners Cherello, Banks, Vega and Schmidt voting in favor, Commissioner Denman voting against.)

CHAIRPERSON DENMAN: 11.

MR. MANFREDI: 2017-11 for the board's reference is, we work with the County of Morris Nutrition Center and have for many years. They deliver meals to our senior sites, particularly 31 Early Street, and the county requests, as do we, that we have a lease with them every year in which they provide us with their insurance certificate because they're serving meals to our residents, and they named the Morristown Housing Authority as an additional insured on that certificate. This is to authorize them to continue those meals for another year.

COMMISSIONER VEGA: I'll make a motion to approve that resolution as well.

COMMISSIONER BANKS: Second.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Resolution 17, approving and authorizing the amendment of the
Morristown Housing Authority's travel policy as
per HUD guidelines.

MR. MANFREDI: Chairwoman and commissioners, this is a resolution that HUD specifically asked the board to consider. And what it basically provides is a few things. That you'll not engage in out-of-state training unless you first try to find the course in state. And that would mean at Rutgers or at NAHRO conferences. And also that you limit out-of-state travel. And the way the resolution was originally written, it would defer travel to newer commissioners, but since we have mostly newer commissioners it would simply mean you not travel out of state unless it's absolutely necessary.

CHAIRPERSON DENMAN: I make a motion to approve it.

COMMISSIONER BANKS: Second.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: So before we move along to 19, is either Mr. Rogers or Mr. Priester available to comment and provide a little background?
MR. PRIESTER: On number 19?

CHAIRPERSON DENMAN: Number 19, resolution approving and authorizing an award of a contract to VidCom.

MR. PRIESTER: All our facilities have key codes to enter into the building, and they have gotten to a point where we don't have any more to program. So the VidCom was going to upgrade the system where if we run out of tags we don't have to delete any, they would just have them system digitally that they can just program. Also it includes some of the cameras in some of the senior buildings. But it's really for security.

CHAIRPERSON DENMAN: Is there no limit to the threshold of these being replaced, is that what you're saying?

MR. PRIESTER: In the beginning it was. We were only -- we only had five hundred. And once those were exhausted we would have to delete older ones from the system, which was sometimes impossible because sometimes people lose them, throw them away. So it defeated the purpose.

CHAIRPERSON DENMAN: All right. I'll
make a motion to approve resolution 2017-19.

COMMISSIONER VEGA: Second the motion.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: 24 and 25 have already been approved. Sorry, 24 has been approved.

MR. MANFREDI: That's correct. That was approved. And number 25 Mr. Priester is --

CHAIRPERSON DENMAN: Is going to present.

MR. PRIESTER: I know at the last meeting you instructed me to go with our previous landscaper because the residents of Manahan Village wanted the trees pruned and the shrubbery taken care of.

CHAIRPERSON DENMAN: Numerous complaints, yes.

MR. PRIESTER: But the maintenance department took over mowing of the lawn. So we decided that we would just go out for a bid to do the tree work. So four proposals have come into the office, and what I'm doing is recommending T & M Landscaping. They would do all four sites, it would be a one-time thing,
COMMISSIONER BANKS: May I?

CHAIRPERSON DENMAN: Can I just -- so for Early Street, Manahan Village and Ann Street?

MR. PRIESTER: Right.

CHAIRPERSON DENMAN: This is just for shrubbery and tree trimming?

MR. PRIESTER: Yes.

COMMISSIONER VEGA: In the amount of how much?

MR. PRIESTER: $11,051.

COMMISSIONER VEGA: If I may, I know they said there's a lot of shrubbery, a lot of shrubbery with weeds in it, the weeds have turned into trees. My biggest problem right now is this amount of $11,000 could be significantly decreased if we pay more attention to the weeds that turn into trees. For one right now at the resident center, we have about half a dozen weeds that have become trees near the foundation. And not only is the foundation going to be an issue, also have part of the foundation falling apart underneath. The cameras that you're talking about, they're
covered by those same trees, weeds that have
become trees on the resident center. So I think
it's something we need to pay more attention to,
and not let it go to an exorbitant amount of
$11,000 to prune bushes that are now trees. And
I'm hoping if that pruning also includes any
type of ivy, any type of growth on the buildings
themselves, because I can tell you for a fact
that there's probably more than a dozen
buildings that have a significant amount of ivy
that could be dangerous to the kids in those
areas.

COMMISSIONER BANKS: Does this include,
or does the housing authority now, the bushes
and stuff that are behind 13 Flagler Street
where CVS Pharmacy is, are those regularly cut
and trimmed, and the grass in that area in the
back, does our maintenance mow that and
landscape that area back there?

MR. PRIESTER: Yes.

COMMISSIONER VEGA: I have a picture I
took today that you're talking about.

COMMISSIONER BANKS: It is. And the
shrubbery and all that too will be done?

MR. ROGERS: Yes.
COMMISSIONER BANKS: I noticed also at 13 Flagler Street, at the end of that building where that wood retainer wall is, is that our property where that big old bush is like in the sidewalk, that people walking down that side of the street on that sidewalk have to step in the street, is that housing authority property, is it town property?

CHAIRPERSON DENMAN: It's town property.

COMMISSIONER BANKS: So we would have to contact the town to take care of that?

MR. PRIESTER: Yes.

CHAIRPERSON DENMAN: For the record, the previous board made the recommendation to cancel the contract, the existing contract with the landscapers. I believe $30,000 was spent on --

COMMISSIONER CHERELLO: That's not correct.

CHAIRPERSON DENMAN: That's what I was informed.

COMMISSIONER CHERELLO: No. We could not get the votes to approve the contract. We were getting fined by the town. We had no
choice but to take over the grass cutting ourselves.

CHAIRPERSON DENMAN: But there was a $30,000 or so purchase of equipment, correct, Sonny?

COMMISSIONER CHERELLO: Yes.

CHAIRPERSON DENMAN: But there's not enough hands in the maintenance department, and I don't think enough skill. I mean, nobody has been trained and they're pulled each way.

COMMISSIONER BANKS: I know that maintenance department is pulled a thousand different ways. They get out there, and they're in the heat, and mow that lawn and five days later the dandelions are back up. You guys are overworked as it is. You're being stretched so.

COMMISSIONER SCHMIDT: What else did that include? Does that include weeding, bed maintenance or no?

MR. PRIESTER: Removal of debris, weed killer, trimming of shrubs, all that at one time.

CHAIRPERSON DENMAN: Just for the record, can we ensure that it includes the ivy on the building, any of the invasive species
that are causing a blockage in the surveillance equipment, creating an issue on the sidewalk?
What I don't want to do is authorize this and then have somebody come up to the microphone in September and say, you know --

COMMISSIONER BANKS: One more issue, I don't know if they can handle this, in front of my building, 32 Flagler Street, there's a big old tree, and it has these long spikes, and it has like the roots are coming up. I almost tripped one day and almost ran right into one of those spikes. And I'm afraid what happens if a child stumbled over that root and went -- these are pointy, they're like pointy and sharp.

CHAIRPERSON DENMAN: Call the Shade Tree Commission.

COMMISSIONER BANKS: It is really a dangerous situation.

CHAIRPERSON DENMAN: I'm sorry, if they're dangerous, if you call the Shade Tree --

COUNCILWOMAN DAVIS: Call the office and --

COMMISSIONER CHERELLO: Is it on our property?

COMMISSIONER BANKS: Yes.
COMMISSIONER CHERELLO: Then we have to take care of it.

CHAIRPERSON DENMAN: Really? I thought Shade Tree --

COUNCILWOMAN DAVIS: Shade Tree Commission is all over the town.

COMMISSIONER CHERELLO: We can check, but I know in the past the town has been very reluctant to come onto our property to do anything. It's our problem.

COMMISSIONER BANKS: That's a huge danger.

COMMISSIONER CHERELLO: We can try.

COUNCILWOMAN DAVIS: You may be able to contact the Shade Tree Commission to offset the cost.

CHAIRPERSON DENMAN: One of the trees at Early Street, I'm trying to remember the details of it --

COMMISSIONER BANKS: I'll look into it.

COMMISSIONER SCHMIDT: Regardless, we want to make sure we get our $11,000 worth to trim bushes.

CHAIRPERSON DENMAN: Just a detail of what we are getting for the money.
MR. PRIESTER: Okay.

COMMISSIONER VEGA: I'd like to make a resolution to approve that.

CHAIRPERSON DENMAN: Contingent on the detailed itemization.

MR. PRIESTER: All right.

CHAIRPERSON DENMAN: I'll second it.

(Whereupon, roll call was taken with all members voting in favor.)

CHAIRPERSON DENMAN: Second public comment.

MS. COTTON: Tawana Cotton, Manahan Village. So I'm glad to see you're here, Mr. Rogers. I know you weren't feeling well. I did send an email to you. I don't know exactly when you went out on leave, but I believe it was back in the early part of May, and I never got a response. And it was about some items of mine that were in the center, and I didn't know if that issued had been addressed. So it would be nice if even if I didn't get a response if the issue was addressed with the individual that I wrote in the letter that took my stuff out of the resident council's office. I did have a -- I was concerned, I want to know if that camera
in the resident center actually worked, or
because I noticed that in the ceiling, and I was
curious to know, well, if the -- since the other
cameras are set up, if that one was actually a
functionally working camera, which would help to
find out -- there will be proof that if you saw
someone walking out of the building with items
they didn't come into the building with.

I just wanted to kind of touch base on
the -- when a police officer is called to a
residence, and they hear the music pounding and
they're actually banging on the door because the
occupants inside cannot hear them due to the
loud noise, I want to know if any of those
police reports get sent directly to the housing
authority, because there had been several
complaints of some residents had to take out
restraining orders on other residents. And so I
was just curious to know, because I know usually
you send a letter out about a disturbance or
something like that. But when you have a police
report in hand, or several of them, how does
that work when it comes to actually addressing a
serious issue with a repeat offender? And I
think that's it.
COMMISSIONER VEGA: Thank you.

CHAIRPERSON DENMAN: Thank you.

Schedule of bills.

COMMISSIONER CHERELLO: Can I ask one question on that? Mr. Rogers, we would have to ask for the police report. Correct?

MR. ROGERS: Yes.

COMMISSIONER CHERELLO: So we would have to know that you made a complaint, then we could ask for the copy of the police report so we would have it in our file. Otherwise we wouldn't know that you called the police for a problem.

MR. MANFREDI: Madam Chair, can I offer a comment?

COMMISSIONER CHERELLO: We wouldn't know.

MS. COTTON: I didn't know there was a partnership with the police department. I knew there was several complaints. Even a year ago when the police came to the meeting at the resident center and was talking about those things, we thought that once the surveillance was in there there was an immediate -- so I don't think residents really know you have to
actually come down here and say this happened.
Because we were under the impression there
was --

   CHAIRPERSON DENMAN: There were cameras
and that they would serve a purpose.

   COUNCILWOMAN DAVIS: That's something
that could be worked out between the housing
authority and the police. I can send an email
and it have immediately without any trouble.

   COMMISSIONER BANKS: Can I just say,
Tawana and other residents, when we do the
resident outreach committee, and that's one of
the things I want to talk to the advisory board
about, hopefully getting a police liaison to
help us with some of those issues, a contact,
he'll be our contact, or she, when issues come
up, questions.

   MS. COTTON: I want to say one more
thing, I know you said you didn't want the
building to be used, but a lot of residents were
under the impression that next month there was
going to be a meeting there, and so is that
canceled as well?

   COMMISSIONER VEGA: I would say yes,
that would be canceled. If it's canceled for
residents it has to be canceled for the meeting as well.

COMMISSIONER BANKS: If there's no air conditioning I know I'm not going to be there.

CHAIRPERSON DENMAN: It's now going on to almost four months have gone by and nothing was done, so it's either now or never. I think it's a good thing. It's unfortunate, but you know what, there's rooms here, there's rooms elsewhere, town hall, library, there's alternative choices.

All right. Councilwoman, do you have any comments you'd like to add?

COUNCILWOMAN DAVIS: I do have a couple of things. With regards to the meeting, if you're interested in having it at town hall I can likely put that together maybe in the senior center which can accommodate a large group of people.

With regards to Mrs. Austin, I'm wondering if there's not an option of moving her to a different unit. I mean, to accommodate her and make her more comfortable. Because I know you made every effort. I remember last year you had people come in the middle of the night
hanging out in the hallways, and you just -- and it happens, you can't catch them. But in the interest of keeping her complaints down and allowing her to be comfortable, is there an option for her to move anywhere in this building?

MR. PRIESTER: We would have that option if she --

COUNCILWOMAN DAVIS: If she'd be interested in it?

MR. PRIESTER: I know a couple of times she says she doesn't want to move.

COUNCILWOMAN DAVIS: And with regards to Ms. Hale's concern, I think that's something I can address myself when I meet with the police chief. Because it shouldn't be an issue with you guys getting a police officer that rounds the way on a regular basis, especially because you're so close to the bars and young people, they park here illegally, they walk that way. And I think this is a more high traffic area for those people than on Early Street.

MS. HALE: And also the residents that live in those apartments at the end of the parking lot, they use it as a shortcut to walk
COUNCILWOMAN DAVIS: And the towing thing you guys do at Manahan Village also applies here. Right?

MR. PRIESTER: No. The residents here do not have to call. There are illegal parking, but the residents don't have the choice to call the towing people.

COUNCILWOMAN DAVIS: Now, I wanted to say I know you guys just voted on the thing with the shrubs and all, and I remember being present last year when they couldn't make a decision on rehiring that landscaper, they weren't happy with the landscaper, which is why they couldn't get the vote, they couldn't make the votes. I believe there was one or two commissioners who voted yes. But they weren't doing a good job, and the majority of the commissioners were like, no, they're not doing a good job, and they wanted to get another landscaping company that would do more than just blow dirt around and cut the grass and leave trash. You know what I mean? So I think that's really why. I'm glad for the effort that the maintenance guys have made, but I'm not even sure that's in their job
description. And they're not experts. Because with all due respect, it's not a great job. You know what I mean? They don't have to know how to get between those little bushes. And sometimes that grass grows almost as high as the hedges, which if you're sitting out watching your kid on the bike and a skunk comes, sneaks out, it's not -- or a person, you know what I mean, can meet you behind one of those bushes. It's not safe. And they mow the lawn and then leave the grass everywhere. It's not -- I don't think they have the mechanism to remove the grass along as they're cutting it. They're not professionals. And you can't fault them for not being able to do a professional landscaping job.

CHAIRPERSON DENMAN: Exactly.

COUNCILWOMAN DAVIS: That's something to consider. Because you'll have to deal with this again when it's time to make a decision about whether or not you're happy with the people who are handling your landscaping.

CHAIRPERSON DENMAN: Maybe we can revisit that in the spring of next year and be proactive so that we've got a decision in place, and make a rider to the existing contract.
COUNCILWOMAN DAVIS: One last thing, I spoke with Julian Cherry from the Community Food Bank Services of New Jersey. She has been in communication with Mr. Priester. She is the director over the state for the community food bank, and she was interested in having a farmers market like once -- or what did she say, twice a month. And she wanted to use our resident center. She reached out to me. I know she's from Morristown and she's eager to serve the residents of the area that she grew up in. Unfortunately because of the situation with the resident center that's not a possibility. But I ask that you guys keep up with her, because this is an incredible resource, and it's not something that she's saying we need to pay for this, she's saying we will facilitate and we will give you all of the produce. We have local grocers who are interested in having this. And you guys can later on take on this program. She forwarded me the email. And she showed me other models where she and her group have gone out to other housing authorities and provided this service, and how it's thriving and they're taking care of their own now. It's a great
thing. I mean, it's a blessing to be able to live in low income housing in a place like Morristown, but it's also really important to get free food for people who go to work every day and would benefit from not having to buy their kale or their broccoli or their carrots and to offset the cost of purchasing food. So I really want you guys to figure a way to keep in contact with her so she doesn't think she's being blown off. She said I don't think they care. I said I think it's an issue, I told her personally I know it's an issue with the resident center. I'll forward the information to you.

CHAIRPERSON DENMAN: Yes. I actually met somebody down in Brunswick. They do the exact same thing.

COUNCILWOMAN DAVIS: She put that program together.

CHAIRPERSON DENMAN: That was probably her. The fact we don't have use of the resident center, they do it outside in New Brunswick.

COUNCILWOMAN DAVIS: She wanted to do it in the park. But I was saying, I could get the town to agree, but what if it rains.
CHAIRPERSON DENMAN: We can put a canopy up. The towns has tons of those.

COUNCILWOMAN DAVIS: It would be incredible for us as a housing authority to show that we're working with the residents and we are really trying to create a healthier lifestyle for them.

COMMISSIONER BANKS: And I'll work with Mr. Priester with the outreach to try to look at that.

COUNCILWOMAN DAVIS: I'll forward it to you.

MR. MANFREDI: Thank you.

CHAIRPERSON DENMAN: Unfortunately -- thank you, councilwoman. We skipped the schedule of bills so we have to go back.

COMMISSIONER VEGA: Also skipped new business.

MS. WASHINGTON: I have a question about bills, schedule of bills. One of the bills on the bills list, it's for Siegfried Investigations. We discussed that. Do you want me to pay that one?

CHAIRPERSON DENMAN: I'm sorry, Jean, I can't hear you.
MS. WASHINGTON: Page one, Siegfried Investigations, you want me to pay that one?

CHAIRPERSON DENMAN: Yes.

COMMISSIONER VEGA: What is that for?

MS. WASHINGTON: $827.

COMMISSIONER CHERELLO: It was a private detective that was hired to follow up on a complaint.

COMMISSIONER VEGA: Is that complaint completed?

MR. MANFREDI: I don't want to speak publicly. It was investigated on a councilwoman.

COMMISSIONER VEGA: I was just trying to find out where what are we spending $824 for.

CHAIRPERSON DENMAN: Can we get a motion, make a motion to approve the schedule of bills?

COMMISSIONER BANKS: I'll make a motion.

COMMISSIONER CHERELLO: I'll second.

(Whereupon, roll call was taken with Commissioners Cherello, Banks, Denman and Schmidt voting in favor, Commissioner Vega abstaining.)
CHAIRPERSON DENMAN: Meeting adjourned.

COMMISSIONER CHERELLO: Closed session.

CHAIRPERSON DENMAN: I realized that.

COMMISSIONER CHERELLO: I'd like to make a motion we go into closed session.

COMMISSIONER VEGA: I'll second it.

(Whereupon, closed session takes place.)

(Open session recommences.)

CHAIRPERSON DENMAN: Okay. Meeting is adjourned.

(Proceedings were adjourned.)